

042.A

0003

0097.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

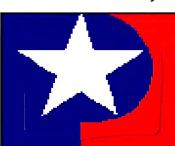
648,800 / 648,800

USE VALUE:

648,800 / 648,800

ASSESSED:

648,800 / 648,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		WARREN ST, ARLINGTON

OWNERSHIP

Unit #: 97

Owner 1: STANFORD LELAND A ETAL/ TRS

Owner 2: STANFORD-WHITFORD FAMILY TRUS

Owner 3:

Street 1: 97 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STANFORD LELAND A IV -

Owner 2: WHITFORD AMY M -

Street 1: 353 PROSPECT ST UNIT 3

Twn/City: CAMBRIDGE

St/Prov: MA Cntry

Postal: 02139

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good																		
Sty Ht: 1A - 1 Sty +Attic		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																	
Color: LIGHT BROWN		A Kits:	Rating:																		
View / Desir: S15 - Size 15		Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average		CONDOS INFORMATION																			
Year Blt: 1925	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct: G14	Fact: .	Floor: 2 - 2nd Floor		REMODELING				RES BREAKDOWN													
Const Mod:		% Own: 50.000000000		Exterior:	No Unit	RMS	BRS	FL													
Lump Sum Adj:		Name:		Interior:	1	7	3														
INTERIOR INFORMATION				Additions:																	
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Kitchen:	2002																
Prim Int Wal	2 - Plaster	Functional:	%	Baths:																	
Sec Int Wall:	%	Economic:	%	Plumbing:																	
Partition: T - Typical		Special:	%	Electric:																	
Prim Floors: 3 - Hardwood		Override:	%	Heating:																	
Sec Floors: 4 - Carpet	50 %	Total:	18.6 %	General:																	
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:		Size Adj.: 1.25693631							GLA	Gross Liv Ar	1,730	317.760	549,730								
Electric: 3 - Typical		Const Adj.: 0.82887793																			
Insulation: 2 - Typical		Adj \$ / SQ: 317.763																			
Int vs Ext: S		Other Features: 60500																			
Heat Fuel: 2 - Gas		Grade Factor: 1.00																			
Heat Type: 5 - Steam		NBHD Inf: 1.29999995																			
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC:	LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO	Adj Total: 793300			Juris. Factor: 1.00	Before Depr:	413.09														
% Com Wal	% Sprinkled	Depreciation: 147554			Special Features: 0	Val/Su Net:	373.24														
		Depreciated Total: 645746			Final Total: 645700	Val/Su SzAd	373.24														
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS								PARCEL ID 042.A-0003-0097.0								IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	18X10	A	AV	1925	28.89	T	40	102			3,100		3,100				
More: N	Total Yard Items:	3,100		Total Special Features:					Total:							3,100					